

159.0

0008

0001.0

Map

Block

Lot

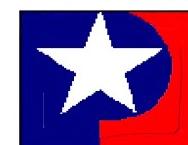
1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
732,000 / 732,000
732,000 / 732,000
732,000 / 732,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		WAVERLY ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6000.000	311,800	200	420,000	732,000	
Total Card	0.138	311,800	200	420,000	732,000	Entered Lot Size
Total Parcel	0.138	311,800	200	420,000	732,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	309.64	/Parcel: 309.64	Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: CONNOR JEROME J JR & BARBARA L	
Owner 2:	
Owner 3:	
Street 1: 73 WAVERLEY ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER
Owner 1: CONNOR JEROME J JR& BARBARA L -
Owner 2: TRS/73 WAVERLY ST NOMINEE TR -
Street 1: 73 WAVERLEY ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/Ha: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

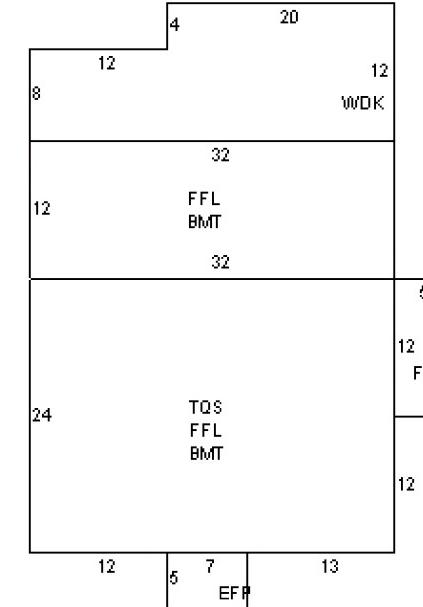
2023

Total Card / Total Parcel
732,000 / 732,000
732,000 / 732,000
732,000 / 732,000User Acct
105816
GIS Ref
GIS Ref
Insp Date
06/30/18

USER DEFINED

Prior Id # 1:	105816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	14:42:29
LAST REV Date	Time
01/10/19	17:10:14
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	5 - Cape			Full Bath	1	Rating:	Average											
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:												
(Liv) Units:	1	Total: 1			3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth		Rating:												
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:				OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good											
Color:	BLUE			A Kits:		Rating:												
View / Desir:				Frpl:		Rating:												
GENERAL INFORMATION				WSFlue:		Rating:												
Grade: C - Average				CONDO INFORMATION														
Year Blt:	1949	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:			Total Units:													
Jurisdict:	G12	Fact: .			Floor:													
Const Mod:					% Own:													
Lump Sum Adj:					Name:													
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %											
Prim Int Wal:	2	- Plaster		Functional:			%											
Sec Int Wall:				Economic:			%											
Partition:	T	- Typical		Special:			%											
Prim Floors:	3	- Hardwood		Override:			%											
Sec Floors:				Total:	18.6 %													
Bsmnt Flr:	12	- Concrete		CALC SUMMARY														
Subfloor:				Basic \$ / SQ:				110.00										
Bsmnt Gar:				Size Adj.:				1.23724830										
Electric:	3	- Typical		Const Adj.:				0.99989998										
Insulation:	2	- Typical		Adj \$ / SQ:				136.084										
Int vs Ext:	S			Other Features:				71829										
Heat Fuel:	2	- Gas		Grade Factor:				1.00										
Heat Type:	1	- Forced H/Air		NBHD Inf:				1.00000000										
# Heat Sys:	1			NBHD Mod:														
% Heated:	100			LUC Factor:				1.00										
Solar HW:	NO			Adj Total:				383019										
% Com Wal				Depreciation:				71242										
				Depreciated Total:				311777										
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0008-0001.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
40	Lean-To	A	Y	1	8X6	F	AV	1980	6.30	T	31.2	101				200		200



IMAGE

AssessPro Patriot Properties, Inc